





Quarrydale Close, Calne SN11 0BG

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Welcome to

Quarrydale Close, Calne

Situated on a sought-after corner plot on Calne's popular south side, this well-presented semi-detached home offers a modern kitchen/diner, conservatory, re-fitted bathroom, garage, driveway parking, and attractive gardens, all within easy reach of schools, amenities and the town centre.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Double glazed entrance door with decorative glazed inserts and matching side panel. Window to the side aspect, built-in storage cupboard, space for coats and shoes, and door leading through to the lounge. providing a practical welcome to the home.

Lounge

A generously proportioned lounge enjoying a window to the front aspect, allowing plenty of natural light to flood the room. There is ample space for a range of living room furniture, while bespoke fitted shelving and cupboards beneath the stairs provide excellent storage and display space. Stairs rise to the first floor, and a door leads through to the kitchen/diner.

Kitchen / Diner

A spacious kitchen/diner fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Integrated appliances include an oven, gas hob with extractor hood over, and fridge/freezer. Inset sink with mixer tap and window to the side aspect. There is ample space for a dining table and chairs, while French doors open into the conservatory and provide access to the rear garden.

Conservatory

A wonderful addition to the home, this light-filled conservatory enjoys panoramic views over the garden through extensive glazing and a glazed roof. Offering ample space for seating, it provides an ideal spot to relax, entertain guests or enjoy the changing seasons, with direct access to the garden.

Landing

Spacious first-floor landing with doors leading to all bedrooms and the family bathroom. Access to the boarded loft via hatch, providing useful additional storage space. Natural light is drawn through from the adjoining rooms, creating a bright and welcoming feel.









Bedroom One
A comfortable double bedroom positioned at the front of the property, enjoying a window to the front aspect. The room benefits from a range of built-in solid timber wardrobes, providing excellent storage, while still offering ample space for a double bed and additional bedroom furniture.

Bedroom Two
A generously sized double bedroom situated to the rear of the property, enjoying pleasant views over the garden and towards Cherhill Downs beyond. The room benefits from a range of built-in wardrobes, providing excellent storage while still offering ample space for a double bed and additional furniture. A comfortable and versatile bedroom with a peaceful outlook.

Bedroom Three
Situated to the front of the property, this versatile third bedroom is ideal as a child's bedroom, nursery or home office. Benefiting from a window to the front aspect, the room enjoys plenty of natural light and offers space for a single bed and additional furniture.

Bathroom
Stylishly re-fitted with a contemporary suite comprising a panelled bath with shower over and glass screen, vanity wash hand basin with storage beneath, and concealed cistern WC. Fully tiled walls create a sleek finish, complemented by useful built-in storage, a heated towel radiator and heated slate flooring for added comfort. Obscure glazed window to the rear aspect providing natural light and ventilation.

Front Garden
The property enjoys an attractive front garden with well-established flower and shrub borders, creating an appealing first impression. Steps lead to the front entrance, while the generous corner plot setting provides additional outdoor space and a pleasant open aspect. A driveway to the side leads to the garage and provides off-road parking.

Rear Garden
The rear garden has been designed with ease of maintenance in mind, comprising a combination of patio and gravel areas ideal for outdoor seating and entertaining. Well-stocked raised flower and shrub beds add colour and interest throughout the seasons, while mature planting provides a pleasant backdrop. The garden enjoys a good degree of privacy and benefits from gated side access.

Parking
A driveway located to the side of the property leads to the detached garage and provides off-road parking for up to two vehicles.

Garage
Brick-built garage with an up-and-over door, benefiting from power and lighting. Useful eaves storage provides additional space for household items, tools and equipment. Positioned to the side of the property and accessed via the driveway.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Welcome to

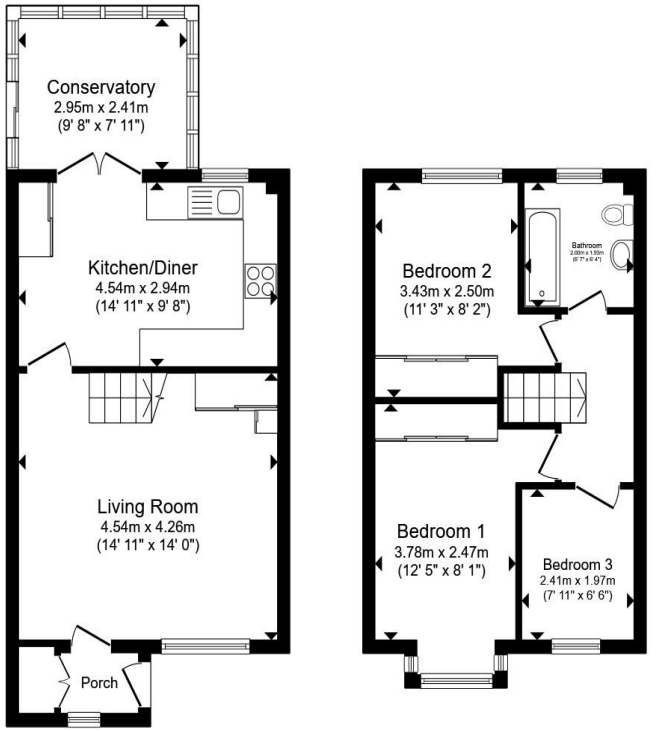
Quarrydale Close, Calne

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Three Bed Family Home
- Corner Plot Position

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£230,000



Total floor area 77.2 m² (831 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:
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allen & harris

01249 814681

calne@allenandharris.co.uk

17 High Street, CALNE, Wiltshire, SN11 0BS

allenandharris.co.uk

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